



LIME KILN | LOW ROAD | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0XH

PRICE £650,000



Lillingtons  
Estate Agents





#### SUMMARY

Renovated to an incredibly high standard, this significant detached property provides versatile and extensive family accommodation and is conveniently located for all the facilities in Cockermouth town, being within an easy 10 minute cycle ride on a cycle path and around a two mile stroll from the restaurants and coffee shops. This wonderful family home is also located close to the Western Lake District and the stunning Cumbrian coastline making it perfect for those with outdoor hobbies. The property includes a reception hall, a contemporary open plan kitchen/dining/family room with bi-fold doors, family room with bar, a living room with balcony and stairs leading up to an en-suite bedroom, a play room and a WC. The basement level includes a wine cellar, a gym and a store room plus utility area with an external door. The first floor is home to the main bedroom with dressing room and an en-suite bathroom plus a guest bedroom also with en-suite. The top floor includes three further double bedrooms, a single bedroom and a stylish family bathroom. Externally, beautiful gardens lead out to the side of the property including a glass sided entertaining terrace, herb beds and lawn. Steps lead down to the rear to a lower level and at the far side is an enclosed parking area. This is a gorgeous and unique home with excellent access to High Schools for older children as the buses for Keswick and Cockermouth schools stop outside the property!

#### GROUND FLOOR ENTRANCE PORCH

A part glazed composite front door leads into porch with double glazed windows to both sides and part glazed door into hall

#### ENTRANCE HALL

A stunning space with opening into kitchen/family room and sitting room, lobby with doors to play room and WC, patterned flooring, cast iron style radiator, stairs up to first floor and stairs with exposed stone wall lead down to basement level

#### KITCHEN/FAMILY ROOM

A gorgeous open plan room with bi-folding doors to side leading out into garden. The kitchen area is fitted in a comprehensive range of stylish base and wall mounted units with LED ambient lighting and a centre island including breakfast bar, fitted induction hob with integrated extractor unit, eye level double oven, integrated fridge freezer, dishwasher and wine cooler, double glazed window to rear, vertical radiator. The Dining/Family area has space for table and chairs plus armchairs, two double glazed windows to front, bi-fold doors, cast iron style radiator, gloss tiling throughout the room

#### SITTING ROOM/BAR

Two double glazed windows to front, traditional fireplace with tiled inserts and hearth, bar area with stools, space for sofa, radiator, wood style flooring, door to living room

#### LIVING ROOM

A triple aspect room with double glazed window to front and two to side, double glazed French doors to rear onto a decked balcony with stairs down to garden level, feature fireplace with multi fuel stove, exit door to front, stairs leading up to bedroom 7, four radiators, coving to ceiling, wood style flooring

#### PLAY ROOM

Double glazed window to rear, radiator

#### GROUND FLOOR WC

Low level WC and hand wash basin, radiator, extractor fan, patterned flooring

#### BASEMENT LEVEL WINE CELLAR

A lobby with exposed stone walls has doors to utility & wine cellar, which is a characterful room with pointed stone walls & flagstone floor, space for racking at one end, ambient wall & ceiling lighting

#### GYM

A generous room with lovely exposed pointed stone walling, painted floor and spot lighting, space for plenty of gym equipment

#### UTILITY ROOM/STORE ROOM

A generous room, split into two areas. the store area has pointed exposed stone walls, radiator, painted flooring and space for hobby equipment and bikes. The utility area is fitted in a range of base and wall mounted units with worktops, sink unit, space for washing machine and tumble dryer, exposed stone walls, PVC door into rear garden

#### FIRST FLOOR LANDING

Doors to bedroom 1 and 2, stairs continue to second floor

#### BEDROOM 1

A generous double bedroom with double glazed window to front, pointed stone feature wall, radiator, door to dressing room and opening into en-suite

#### DRESSING ROOM

Double glazed window to front, hanging and drawer space to two sides, radiator

#### EN-SUITE BATHROOM

Double glazed window to rear, Walk-in shower enclosure with thermostatic shower unit, freestanding contemporary bath with pillar tap, twin hand wash basins set on cupboard unit, with towel storage below, low level WC. extractor fan, patterned flooring

#### BEDROOM 2

A double bedroom with double glazed window to front, cast iron style radiator, coved ceiling, door to en-suite

#### EN-SUITE BATHROOM

Fitted to include a quadrant shower enclosure with thermostatic shower unit, freestanding bath with shower attachment, hand wash basin and low level WC. panelling to half wall height, double glazed window to rear, extractor fan, coved ceiling, wood style flooring

#### BEDROOM 7

Stairs from living room lead up to a lobby with door into bedroom, currently used as a home office. Vaulted style ceiling, Velux windows to front and rear, radiator, door to en-suite

#### EN-SUITE SHOWER ROOM

Velux window to rear, quadrant shower enclosure with shower unit, hand wash basin, low level WC. Extractor fan

#### SECOND FLOOR LANDING

A generous landing with double glazed window to rear, doors to rooms, built in double cupboard with newly fitted water cylinder

#### BEDROOM 3

A double bedroom with double glazed window to front, coved ceiling, radiator

#### BEDROOM 4

Another double bedroom with double glazed window to front, built in double wardrobe, coved ceiling, radiator

#### BEDROOM 5

A further double bedroom, currently used as an office with double glazed window to rear in exposed stone wall, cast iron style radiator

#### BEDROOM 6

Double glazed window to front, storage recess, coved ceiling, radiator

#### BATHROOM

Fitted with panelling to half wall height and including a quadrant shower enclosure with thermostatic shower unit, freestanding slipper bath with shower attachment, pedestal hand wash basin and low level WC. Double glazed window to rear, coved ceiling, extractor fan, radiator, wood style flooring

#### EXTERNALLY

The property is set back from the road with a frontage enclosed by railings with path to front door. Gated access to a second front door into living room. To the left side there is an enclosed gated parking area for three vehicles with access to back garden. To the right side there is a stunning entertaining terrace with glass side panels overlooking rear garden and laid with paving, gated access to front. A step up leads to the main lawn with mature planted borders and shaped herb garden with lamp post, outside lighting and power socket. Steps lead down at the back passing the oil tank to a lower area which is gravelled with access to living room balcony via external steps, door to utility, opening on far side to the parking area.

#### ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address: 58 Lowther Street, Whitehaven, Cumbria, CA28 7DP

Tel: 01900 828600 Email: cockermouth@lillingtons-estates.co.uk

Council Tax Band: E Tenure: Freehold

Services: Mains water, oil and electric are connected, septic tank drainage

Fixtures & Fittings: Oven hob and extractor, integrated dishwasher, wine cooler, fridge and freezer

Broadband type & speed: Standard 4Mbps / Superfast 50Mbps

Known mobile reception issues: All providers ok outside but all have limited service indoors

Planning permission passed in the immediate area: None known

The property is not listed. EPC band D

#### DIRECTIONS

From Cockermouth take the A66 towards Workington turning left to Brigham. Pass the church and once round the right hand bend the property will be prominently situated on the left hand side.





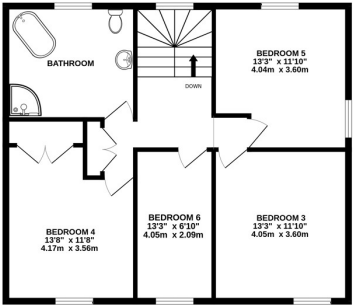
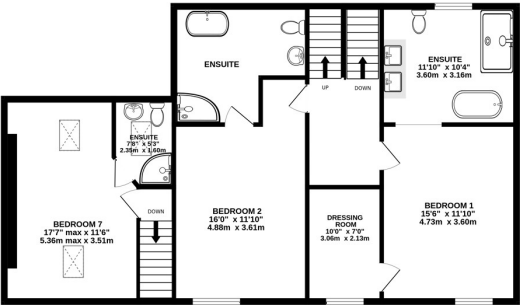


BASEMENT  
765 sq.ft. (71.1 sq.m.) approx.

GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.

1ST FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.

2ND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 3799 sq.ft. (353.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	77	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	63	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			